

MANAGED GROWTH AGREEMENT REVIEW SHEET

CITY COUNCIL DATE: December 6, 2012

CASE NUMBER: SPC-01-0456C(XT2).MGA

PROJECT NAME: St. Michael's Episcopal Church

ADDRESS: 1500 Capital of Texas Highway

AREA: 11.32 acres

OWNER: The Protestant Episcopal Church Council of the
Diocese of Texas
6317 Bee Caves Road
Austin TX 78746

AGENT: Stansberry Engineering Co. (Blayne Stansberry P.E.)
P.O. Box 309
Manachaca, TX 78652

CASE MANAGER: Nikki Hoelter Telephone: 974-2863
nikki.hoelter@austintexas.gov

LEGAL DESCRIPTION: Davenport West Subdivision Block B, Lot 33, Travis Co.
Document # 200200031

WATERSHED: Lake Austin and Bee Creek (Rural Water Supply)

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watersheds
Ordinance

CAPITOL VIEW: Not in a view corridor

T.I.A.: Not required.

PROPOSED DEVELOPMENT: The development consists of a 4 phased religious assembly campus, which includes a sanctuary, children's education building, parish hall, education and administration building, chapel, courtyard, playground, surface parking, and detention and water quality pond.

Existing improvements on site, phase one, includes parking, the sanctuary, parish hall, children's education building, playground, detention and water quality pond, utilities and drive to access Loop 360.

Phases 2 through 4 remain to be built, and include the chapel, education and administration building, parking, the second access to Capital of Texas Highway, and expansion of the parish hall.

EXISTING ZONING and OVERLAY: PUD, Ordinance # 010719-28.
Hill Country Roadway, Loop 360 Corridor.

APPLICANT'S REQUEST FOR MGA: The applicant is requesting an additional 35 years to the existing permit. The site plan was originally approved in 2002 by the Zoning and Platting Commission, which included a 10 year extension. The expiration was April 16, 2012. If Council approves the 35 year extension, it would extend the life of the permit to October 29, 2039.

The purpose of this agreement is to provide certainty that this project will not be required to undergo design changes as a result of changes to City regulations over a long period of time. The applicant is requesting the extensive time frame due to the amount of time a capital campaign requires. As stated by the engineer, "A capital campaign takes approximately 9 years which includes 2 years to plan and implement, pledges are payable over 3 years with a 3 to 5 year rest period between campaign. Therefore, 27 years from now is needed to complete the funding campaigns and to start the last phase of construction around 2039."

ZONING AND PLATTING COMMISSION ACTION:

Not required for the approval of the MGA. On April 16, 2002, the Commission approved the Hill Country Roadway site plan with a 10 year extension.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the Managed Growth Agreement but with a shortened time frame of 15 years and with the condition that the site plan comply with Subchapter E, Commercial Design Guidelines as shown on the revised plan sheet (sheet number 4). The 15 year extended permit life would begin from the approval date of the MGA by City Council. The new expiration date would be December 6, 2027.

The revised plan shows compliance with Subchapter E by providing an Internal Circulation Route, an 8 foot sidewalk with shading, and a 16' to 20' planting zone along the entire building frontage. In addition, compliance with Building Design Standards will be reviewed during building plan review. Exterior lighting will be full cutoff and fully shielded, and the plan complies with additional measures to improve connectivity by limiting curb cuts and providing a covered walkway. Five percent of the gross site area is devoted to the required private common open space to meet the current requirement.

The adopted rule for MGA's requires that "A Managed Growth Agreement application must meet or exceed current code and will not impede or delay other city initiatives related to economic development or sustainable growth." Although the site plan does not meet current code based on today's standards, the PUD zoning would regulate any new site plans that were submitted. If the site plan were to expire, a new application could be submitted, and the site could develop under the same PUD regulations as were in effect in

2001. This would permit the same impervious cover as shown on this approved plan. The PUD also outlines ordinance requirements for the Hill Country Roadway. Water quality is being provided to meet the proposed build out of the project.

Staff acknowledges that this would be considered a long-term project, with a master plan, which includes fundraising for implementation and construction will exceed five years, as listed in the MGA criteria.

PROJECT INFORMATION:

GROSS SITE AREA; 11.32 acres

EXIST. ZONING: PUD

MAX. HEIGHT ALLOWED: 65 feet

PROPOSED HEIGHT: 25-65 feet

REQUIRED PARKING: 238

PROVIDED PARKING: 248*

10 handicap spaces

IMPERVIOUS COVER ALLOWED (LAKE AUSTIN ORDINANCE): 3.98 acres

IMPERVIOUS COVER APPROVED WITH SITE PLAN: 3.92 acres

IMPERVIOUS COVER ALLOWED UNDER CURENT CODE: 1.66 acres

The impervious cover limitations are the major difference between current code requirements and the Lake Austin watershed regulations as approved with the PUD. The amount of impervious cover allowed under the Lake Austin Ordinance is greater than what is allowed under current code requirements, and the amount of impervious cover that exists, having been permitted under the 2001 site plan, is already greater than what current code allows.

The 40% buffer area that is shown on the site plan is required by the Hill Country Roadway ordinance. Current watershed regulations would require a 40% natural area located downstream from development. As shown the buffer is at the highest grade.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: This site consists of 11.35 acres, and is currently zoned PUD. The PUD ordinance included certain exceptions from normal standards: 1) the Hill Country Roadway Ordinance is modified to provide a vegetative buffer within 50 feet of Capital of Texas Highway (Loop 360), instead of the normal 100 feet; 2) building height is modified to permit a 65 foot maximum height, instead of the normal 28 feet; 3) the building setback shall be 50 feet from the property line adjacent to Capital of Texas Highway, instead of 100 feet; 4) a maximum of 2 access points are allowed from the property to Capital of Texas Highway, instead of 1. (The PUD ordinance is attached.)

The plan complies with the PUD ordinance and final plat requirements.

ENVIRONMENTAL: This site is located in the Lake Austin and Bee Creek Watershed and is classified as Water Supply Rural. The site is not located over the Edward's Aquifer Recharge Zone. Environmental regulations were reviewed based on the Lake Austin Ordinance, as outlined in the Davenport West PUD. There are no known Critical Environmental Features on this site.

TRANSPORTATION: Access will be from Capital of Texas Highway (Loop 360). A traffic impact analysis was not required. All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: PUD – school and undeveloped

South: PUD – Right of way, undeveloped

West: PUD – Undeveloped and single family

East: PUD– Undeveloped

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>
Capital of TX Hwy	varies	145'

NEIGHBORHOOD ORGNIZATIONS:

Austin Parks Foundation

Austin Independent School District

Austin Neighborhood Council

Austin Southwest Association

Barton Springs/Edwards Aquifer Conservation District

League of Bicycling Voters

Homeless Neighborhood Association

Home Builders Association of Greater Austin

Super Duper Neighborhood Objectors and Appealers Organization